



VARIANCE APPLICATION

Howey-in-the-Hills

PLEASE PRINT LEGIBLY

Property Owner (if there are multiple owners, please provide all the information on the attached ownership list): Peter + Janice DeJoseph

Property Owner's Contact Information (If multiple owners, please provide mailing address, daytime phone, and fax and/or email for each owner):

First Owner:

Mailing Address: 469 Arila Pl Howey in the Hills
Daytime Phone: 561-685-2292
Fax and/or Email: Dejose63@hotmail.com

Second Owner:

Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If more than two owners, please attach additional information.

Applicant (If different from owner): _____

Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If the Applicant does not own the property, or is not the sole owner, please complete the Authorized Agent Affidavit form, attached.

If the Applicant is Not the Owner of the Property, is the Applicant:

_____ A Tenant
_____ An Authorized Agent for the Owner
_____ Other (please explain): _____

Property's Physical Address: 469 Arila Place Howey in the Hills
The attached Verified Legal Description Form must also be completed as part of the application.

A survey of the property, showing all current improvements on the site, to scale, is required as part of the application submittal. The survey can be no larger than 11" X 17" in size.

An additional copy of the survey or a site plan drawn to scale should be included as part of the application which specifically shows any improvements that are being requested as part of the variance. Again, this site plan can be no larger than 11" X 17" in size.

Property Information: Tax Parcel ID: 2620-25-0010 Alt Key #: 3922840
000-0470

Please identify below the current land uses located on the site and all adjacent properties. For example, land uses would be identified as single family home, office, grocery store, etc.

Subject Site: Lot #47 469 A.

Adjacent property to the North: Single family Home

Adjacent property to the South: Single family Home

Adjacent property to the East: Street / Conservation Area

Adjacent property to the West: Single family home

Does the property currently have:

Town Water: ☒ YES ☐ NO

Central Sewer: ☒ YES ☐ NO

Potable Water Well: ☐ YES ☒ NO

Septic Tank: ☐ YES ☒ NO

How long has the current owner owned the property? Since 4/2022

Please attach property tax records or other documentation to verify how long the current owner has owned the property.

What specific Code requirement is the applicant seeking a variance from?

10 ft Building Setback to be
Vacated

What, in the applicant's point of view, are the specific special conditions or circumstances that exist on the property?

Not enough space between house
and rear property line.

What, in the applicant's point of view, is the unnecessary and undue hardship that exists to provide justification for the variance?

Not enough space to build
a pool that would be safe.

The applicant should provide any additional information that may be helpful to the Town in rendering a decision on the requested variance.

- 1. 5 ft setbacks are standard in most other municipalities.
- 2. A 5 ft wide pool would be unsafe and too small for our family
- 3. we'd like to use as much of our property as possible
- 4. Other homes in the Area have rec'd this variance


Additional information may be necessary. The applicant is required to provide a daytime telephone number where he/she can be reached.

The applicant is required to provide the names and mailing addresses of all property owners within 300 feet of the subject property, in the form of mailing labels. Three (3) sets of labels are required. These names and addresses may be obtained from the Lake County Property Appraiser's Office.

The Town will also provide a sign which must be posted on the subject property, visible from the adjacent right-of-way or road access. The sign must be posted at least one week prior to the Planning and Zoning Board meeting where this application will be on the agenda and the sign must remain posted until the Town Council public hearing.

A \$400 application fee is due and payable at the time this application is submitted to the Town. In addition to this application fee, a \$1,000 review deposit is required. By signing this application, the applicant acknowledges that the \$400 application fee covers advertising costs, mailings, and the time spent on the application by the Town Clerk. The applicant also acknowledges by his/her signature below that he/she understands he or she will be responsible for any additional costs that the Town incurs as a result of having Town consultants review the application. Once those additional costs are paid by the applicant, the Town will return the balance of the \$1,000 review deposit to the applicant. By signing this application, the applicant also acknowledges that he/she understands that variances expire if not acted upon within the timeframes outlined in the Town's Land Development Regulations.

Witnesses:

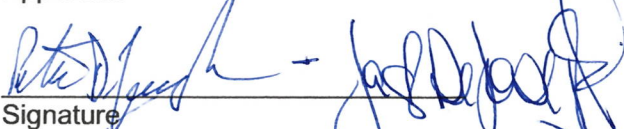

Signature

Jalen Leslie
Print Name


Signature

Nancy J. Escabi-Ortiz
Print Name

Applicant:


Signature

Peter DeJoseph + Janice DeJoseph
Print Name



Authorized Agent Affidavit

STATE OF FLORIDA COUNTY OF LAKE

Before me, the undersigned authority, this day personally appeared _____ hereinafter "Owner", and _____ hereinafter "Applicant", who, being by me first duly sworn, upon oath, depose and says:

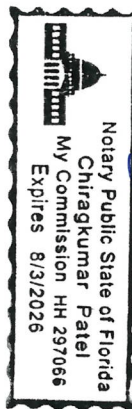
1. The Applicant is the duly authorized representative of the Owner, on the real property as described and listed on the pages attached to this affidavit and made a part of hereof.
2. That all Owners have given their full and complete permission for the Applicant to act in their behalf as set out in the accompanying application.
3. That the attached ownership list is made a part of the Affidavit and contains the legal description(s) for the real property, and the names and mailing addresses of all Owners having an interest in said land.

FURTHER Affiant(s) sayeth not.

Sworn to and subscribed before me this
16th day of August, 2022

Chirag Patel

Notary Public
State of Florida at Large
My Commission Expires: 08/03/2026



Reto D. Singh
Owner

Sworn to and subscribed before me this
16th day of August, 2022

Chirag Patel

Notary Public
State of Florida at Large
My Commission Expires: 08/03/2026

Reto D. Singh
Owner

Sworn to and subscribed before me this
____ day of _____, 20____

Notary Public
State of Florida at Large
My Commission Expires: _____



Owner

Sworn to and subscribed before me this
____ day of _____, 20____

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Please hand deliver completed application and fee to:

Town Clerk
Town of Howey in the Hills
101 N. Palm Avenue
Howey in the Hills, FL 34737

Please make application fee and review deposit checks payable to the Town of Howey in the Hills.

The Town Clerk may be reached at 352-324-2290 or by visiting Town Hall during normal business hours.

FOR TOWN CLERK OFFICE USE ONLY

Date Received: _____

- _____ 3 sets of labels attached?
- _____ current survey attached?
- _____ site plan attached showing proposed improvements?
- _____ verified legal description form attached?
- _____ authorized agent affidavit attached?
- _____ ownership list attached?

APPLICATION NO. _____

Reviewed and Accepted By: _____

Provided to Town Planner on: _____

Planning & Zoning Board meeting date: _____

Town Council meeting date: _____

PROPERTY RECORD CARD

General Information

Name:	DE JOSEPH PETER & JANICE M	Alternate Key:	3922840
Mailing Address:	469 AVILA PL HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0010- 000-04700
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	469 AVILA PL HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	TALICHET AT VENEZIA NORTH PB 73 PG 78-81 LOT 47 ORB 5951 PG 456		
<p>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.000	Lot	\$0.00	\$50,000.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 456	04/2022	Warranty Deed	Qualified	Improved	\$445,600.00
5706 / 863	05/2021	Warranty Deed	Qualified	Vacant	\$567,000.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	\$50,000	\$50,000	\$50,000	5.0529	\$252.65

FUND					
SCHOOL BOARD STATE	\$50,000	\$50,000	\$50,000	3.5940	\$179.70
SCHOOL BOARD LOCAL	\$50,000	\$50,000	\$50,000	2.9980	\$149.90
LAKE COUNTY WATER AUTHORITY	\$50,000	\$50,000	\$50,000	0.3229	\$16.15
NORTH LAKE HOSPITAL DIST	\$50,000	\$50,000	\$50,000	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$50,000	\$50,000	\$50,000	0.2189	\$10.95
TOWN OF HOWEY IN THE HILLS	\$50,000	\$50,000	\$50,000	7.5000	\$375.00
LAKE COUNTY MSTU AMBULANCE	\$50,000	\$50,000	\$50,000	0.4629	\$23.15
LAKE COUNTY VOTED DEBT SERVICE	\$50,000	\$50,000	\$50,000	0.0918	\$4.59
LAKE COUNTY MSTU FIRE	\$50,000	\$50,000	\$50,000	0.5138	\$25.69
				Total: 20.7552	Total: \$1,037.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice



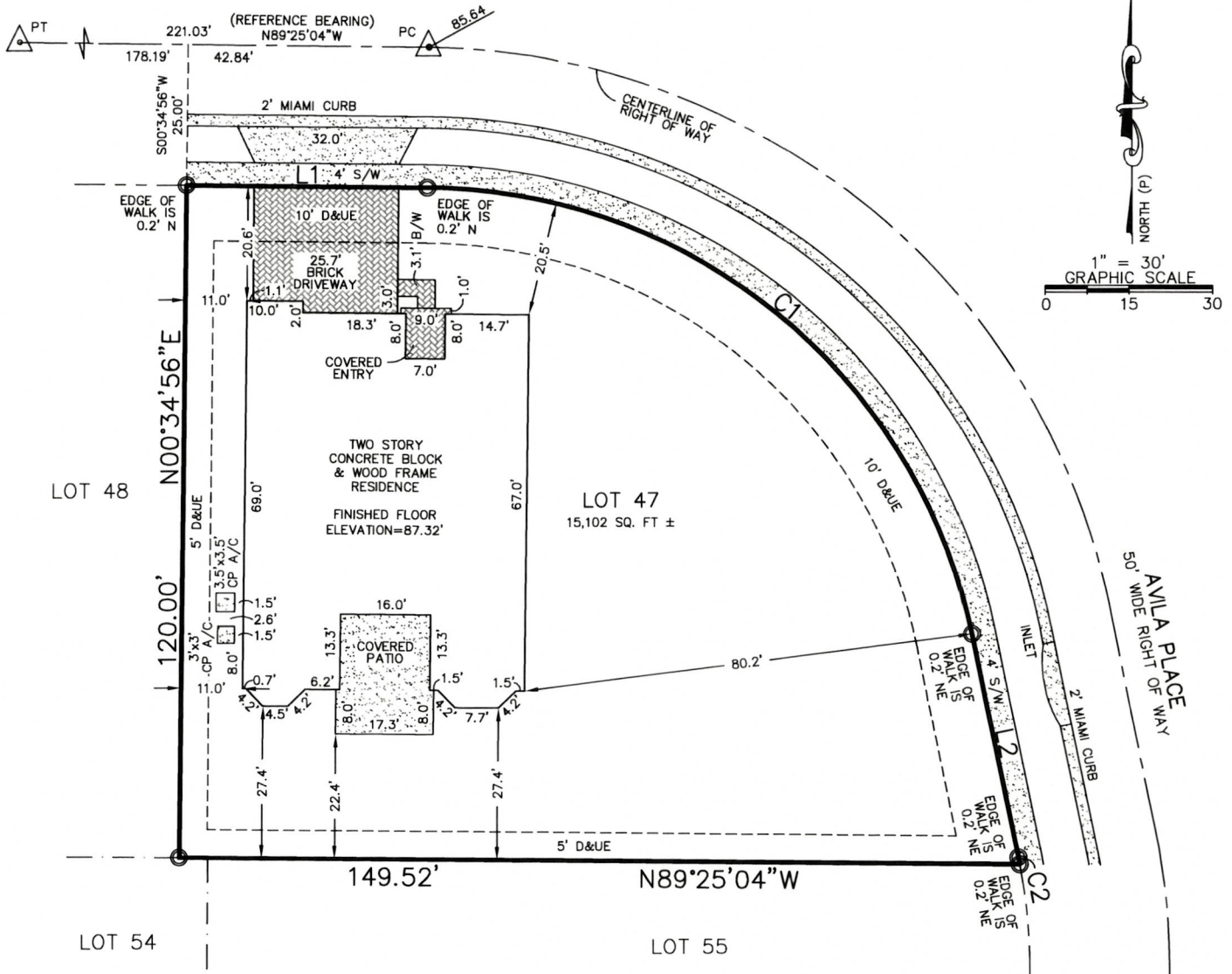
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 47, TALICHET AT VENEZIA NORTH

AS RECORDED IN PLAT BOOK 73, PAGE(S) 78-81, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AVILA PLACE
50' WIDE RIGHT OF WAY



ADDRESS:
469 AVILA PLACE
HOWEY IN THE HILLS, FLORIDA 34737

FOR THE BENEFIT AND
EXCLUSIVE USE OF:

PETER DEJOSEPH & JANICE MIREYA DEJOSEPH
UNITED WHOLESAL MORTGAGE, LLC.
GOLDEN DOG TITLE & TRUST
FIDELITY NATIONAL TITLE INSURANCE COMPANY

OFFICIAL HOME BUILDER OF THE JACKSONVILLE JAGUARS



NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 05/02/2022, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK A 431, ELEVATION=99.32' NAVD 88 DATUM

LEGEND:

--- CENTERLINE
--- RIGHT OF WAY LINE
--- DRAINAGE FLOW
--- EXISTING ELEVATION

A/C AIR CONDITIONER
CONCRETE CONCRETE
BRICK PAVERS

CBW CONCRETE BLOCK WALL
CNA CORNER NOT ACCESSIBLE
CP CONCRETE PAD
CS CONCRETE SLAB
C/W CONCRETE WALK
B/W BRICK WALK
F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. FLOOD INSURANCE RATE MAP
ID IDENTIFICATION
LB LICENSED BUSINESS
LS LICENSED SURVEYOR
D&UE DRAINAGE & UTILITY EASEMENT
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
NAVD NORTH AMERICAN VERTICAL DATUM

FOUND NAIL AND DISC
LB #7514
FOUND 5/8" IRON ROD AND CAP
LB #7514
(P) PER PLAT
(M) MEASURED
O/S OFFSET
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVE
PCP PERMANENT CONTROL POINT
PI POINT OF INTERSECTION
PK PARKER KALON
POC POINT ON CURVE
POL POINT ON LINE
PRC POINT OF REVERSE CURVATURE
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
PT POINT OF TANGENCY
SQ. FT. SQUARE FEET
S/W SIDEWALK
TYP TYPICAL

Line Table		
Line #	Direction	Length
L1	S89°25'04"E	42.84'
L2	S11°41'39"E	40.94'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	135.65'	100.00'	77°43'25"	S50°33'21"E	125.49'
C2	1.29'	100.00'	0°44'22"	S11°19'28"E	1.29'

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12069C0485E, DATED 12/18/12, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF AVILA PLACE BEING N89°25'04"W, PER PLAT.

(FIELD DATE:) 06-02-21

REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: JB

JOB NO. 200824 LOT 47

DRAWN BY: RMB

FINAL 05/02/2022 LU

FORMBOARD 06-08-2021 AV

PLOT PLAN 04-19-2021 JG

ASM
AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

CERTIFICATION NOTE:

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by James W. Boleman
DN: cn=James W. Boleman,
o=American Surveying &
Mapping Inc., ou=HB,
email=jboleman@asmcorporate.c
om, c=US
Date: 2022.05.02 10:00:32 -04'00'
Adobe Acrobat version: 11.0.23

JAMES W. BOLEMAN PSM# 6485
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AS RECORDED IN PLAT BOOK 73, PAGE(S) 78-81, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Digitally signed by James W Boleman
DN: cn=James W Boleman,
o=American Surveying &
Mapping Inc, ou=HLL,
email=j.boleman@asmcorporate.c
om, c=US
Date: 2022 05 02 10:00:32 -0400' FOR
ADOBE Acrobat version: 11.0.23 THE
DATE

JAMES W. BOLEMAN PSM# 6485
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID
WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND
THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

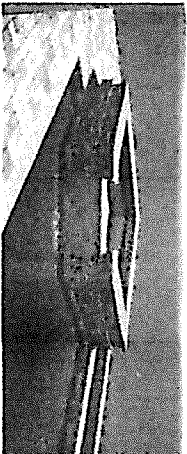
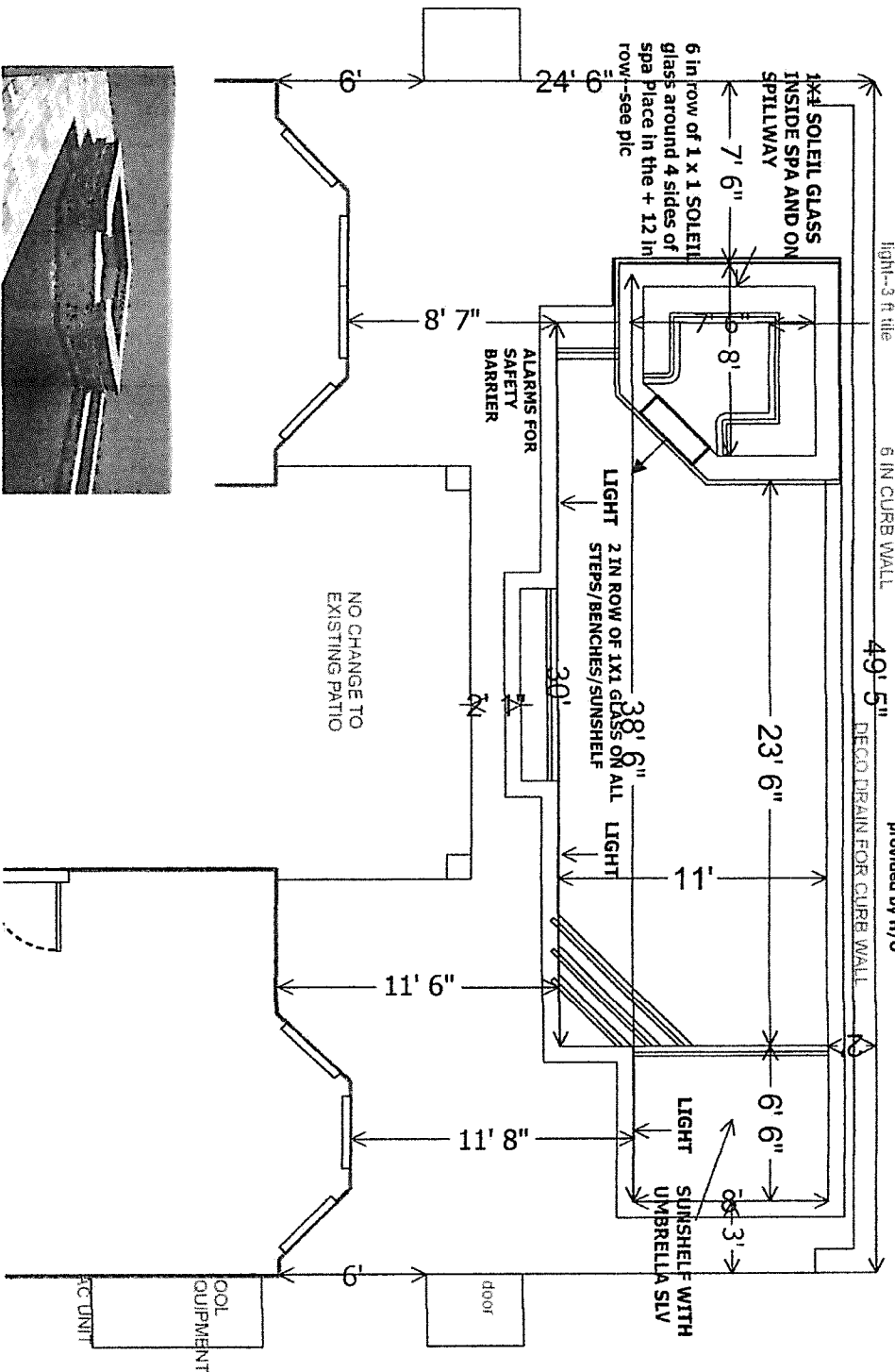
ACCESS FROM
SIDE AVILA
PLACE --SIDE ST
ENTRY WITH
LARGE MACHINE
AND SHUTTLE

spa raised 18 in
with 6 jets--color
light--3 ft tile

5 ft easement

Curb wall color
to match house
color--color
provided by H/O

NO IRRIGATION SYSTEM
H/O will be fencing after
pool is completed



Sales Designer

Customer Approval

I have reviewed and I give my approval to proceed with the

Customer

Name: PETER & JANICE DEJOSEPH

Address: 469 AVILA PLACE

City: HOWEY IN THE HILLS, FL Zip: 34737

Finish Pool Depth Profile



Customer Int: _____

Color Selections

Interior Color: WETEDGE SOUTHERN LIGHTS
Tile Selection: AQUABELLA STAR SERIES POLARIS 6X6
Tile Grout Color: 209 GLACIER BLUE
Colored Grout Will fade & is Note Covered under warranty
Step Tile: NPT 1X1 SOLEIL CLEO
Step Tile Pattern: 2 IN STRIP ON STEPS/BENCH/SS
Deck Type/ Pattern: PAVER TRAVERSTONE 3 PC RANDOM
Deck Color: WHITE PEWTER
Coping Type: BRICK COPING
Coping Color: WHITE PEWTER
Coping Grout Color: NA
Color band Color: NA
Screen Type: DOVE
Screen Height: 10 FT Screen Color: BRONZE
Fence Type: NA
Fence Color: NA
Notes: CURB WALL TO MATCH HOUSE COLOR

Floor Head

White: XX Light Grey: __

Deck Drain

White: __ Tan: __ Grey: XX

Sheer Descent

Colors are for Sheer Descents Only Not used for Arc

White: __ Grey: XX

Water Bowl Type: __ Water Bowl Color: __

Stone / Cultured Stone: __

Granite Spillway Color: __

Deco Tiles: __

Notes: __

Umbrella Color:

Burgandy: __ Navy Blue: __

Taupe: __ Royal Blue: __

Handrail Colors:

White: __ Grey: XX

Belge: __ Grey: XX

ERIC GRAVE
440 AVILA PL
HOWEY IN THE HILLS
FL, 34737

MARK BISHOP
456 AVILA PL
HOWEY IN THE HILLS
FL, 34737

EDWIN DIAZ
463 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ISRAEL VALENTIN
501 AVILA PL
HOWEY IN THE HILLS
FL, 34737

DERRICK ANDERSON
485 AVILA PL
HOWEY IN THE HILLS
FL, 34737

CHRISTOPHER BEHAN
492 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ERIC GRAVE
440 AVILA PL
HOWEY IN THE HILLS
FL, 34737

MARK BISHOP
456 AVILA PL
HOWEY IN THE HILLS
FL, 34737

EDWIN DIAZ
463 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ISRAEL VALENTIN
501 AVILA PL
HOWEY IN THE HILLS
FL, 34737

DAVID PECKINS
444 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ANDREW HOOTEN
460 AVILA PL
HOWEY IN THE HILLS
FL, 34737

MATTHEW BEATTY
456 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ERIX OROVIA
493 AVILA PL
HOWEY IN THE HILLS
FL, 34737

BRENT MOAKE
476 AVILA PL
HOWEY IN THE HILLS
FL, 34737

MICHAELNARAINÉ
500 AVILA PL
HOWEY IN THE HILLS
FL, 34737

DAVID PECKINS
444 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ANDREW HOOTEN
460 AVILA PL
HOWEY IN THE HILLS
FL, 34737

MATTHEW BEATTY
456 AVILA PL
HOWEY IN THE HILLS
FL, 34737

ERIX OROVIA
493 AVILA PL
HOWEY IN THE HILLS
FL, 34737

LORETTA DARDNO
448 AVILA PL
HOWEY IN THE HILLS
FL, 34737

WILLIE RANDEL
464 AVILA PL
HOWEY IN THE HILLS
FL, 34737

DIXON RODRIGUEZ
433 AVILA PL
HOWEY IN THE HILLS
FL, 34737

DAVID ELIAS
489 AVILA PL
HOWEY IN THE HILLS
FL, 34737

JACK PAVLIK
480 AVILA PL
HOWEY IN THE HILLS
FL, 34737

CESAL RODRIGUEZ
504 AVILA PL
HOWEY IN THE HILLS
FL, 34737

LORETTA DARDNO
448 AVILA PL
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